

18VARIANCE1105

3606 1/2 Klondike Lane



Louisville Board of Zoning Adjustment Public Hearing

Lacey Gabbard, Planner I, AICP

January 22, 2019

Request

- Variance from LDC Section 5.3.2.C.2.A to allow the nonresidential structure to be located further back than the infill setback requirement for the front yard.

Case Summary/Background

- Subject property located within an existing shopping center that fronts Klondike Lane.
- Greater setback proposed to allow proposed indoor soccer facility to be in line with the rest of the shopping center.
- The greater setbacks also would prevent the proposed indoor soccer facility to block the entrance to another existing building that sits partially in front of the subject property.

Zoning / Form District

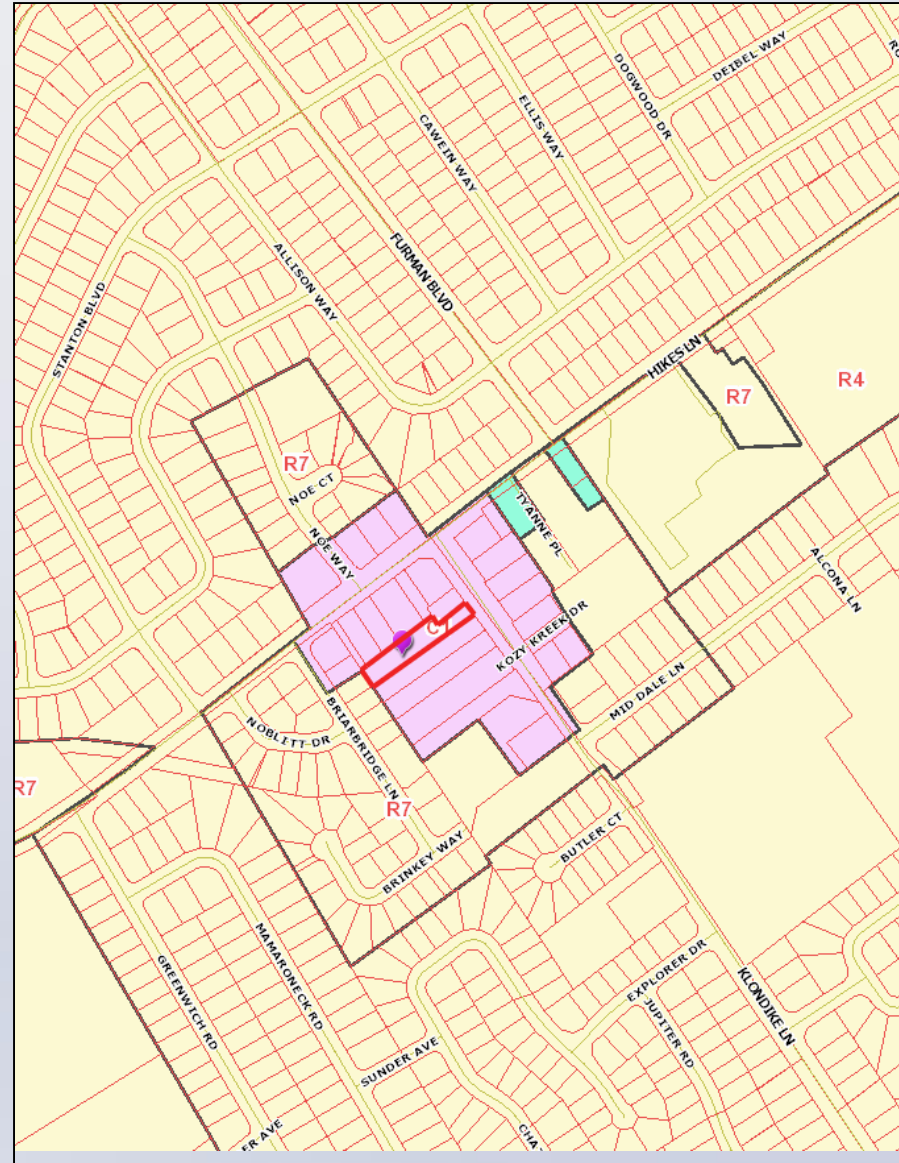
Subject Site

C-1/Neighborhood

Adjoining Sites

North/East/South: C-1/ Neighborhood

West: R-7/Neighborhood





NOE WAY

KLONDIKE LN

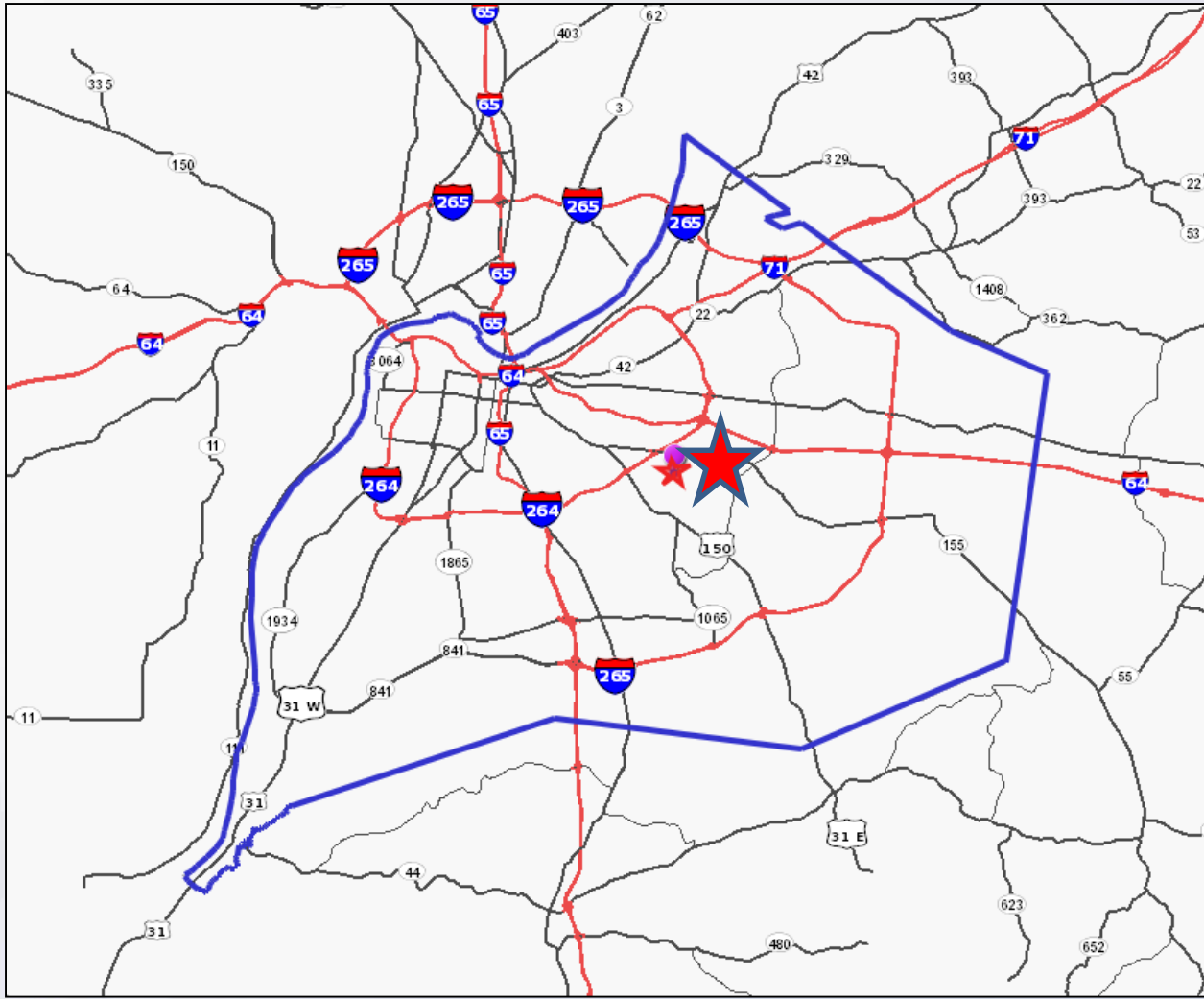
YANNE PL

KOZY KREEK DR

C1

BRIARBRIDGE LN

Site Location



Front of the property (building to be removed)



01/03/2019 12:32

Front of property

Existing
dentist office
and nonprofit



01/03/2019 12:29

3606 1/2

**PUBLIC HEARING
BOARD OF ZONING
ADJUSTMENT**

3606
KLONDIKE LN.
CASE #18 VARIANCE 1705
DATE: JANUARY 22, 2019

Tuesday 1:00 PM

514 WEST LIBERTY STREET
OLD JAIL BUILDING

THIS PROPOSAL MAY BE INSPECTED
AT PLANNING & DESIGN SERVICES
METRO DEVELOPMENT CENTER
444 S. 5TH STREET, SUITE 300
Hours 8:00 A.M. - 5:00 P.M.

574-6230

01/03/2019 12:33

Shopping center to the left of the property



01/03/2019 12:30

Liquor Store to the right of the property



01/03/2019 12:31

Across the street from subject property



01/03/2019 12:29

Conclusions

- Staff finds that the requested variance is adequately justified and meet the standard of review
- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested variance.

Required Action

Approve or Deny

- **Variance** to allow the structure to be setback 196.7 feet from Klondike Lane property line and (LDC 5.3.2.C.2.A)